HOUSING MARKET INFORMATION

RENTAL MARKET REPORT

Edmonton CMA

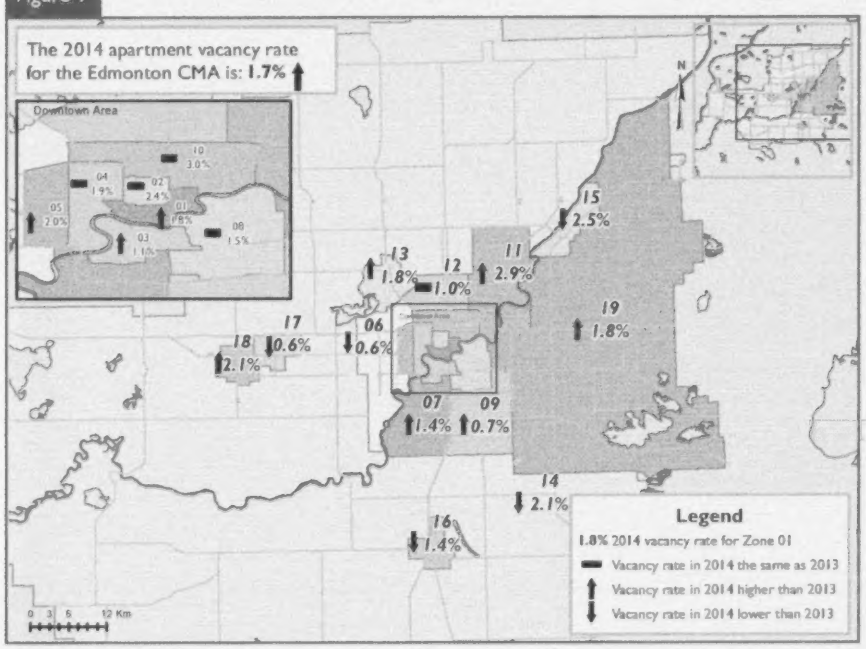
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fall 2014

Highlights

- In the primary rental market, the apartment vacancy rate in the Edmonton CMA increased to 1.7 per cent in October 2014 from 1.4 per cent in October 2013.
- The average rent for a two-bedroom apartment in new and existing structures was $1,227 per month in October 2014.
- In rental structures common to both the October 2013 and 2014 surveys, the year-over-year change in the average rent for a two-bedroom apartment was 6.1 per cent.

Figure 1



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Primary Rental Market Survey

Overview: Vacancies and Rents Increased in the Edmonton CMA

According to the results of the Rental Market Survey conducted by CMHC in October 2014, the vacancy rate[1] in the primary rental market in the Edmonton Census Metropolitan Area (CMA) was 1.7 per cent, up slightly from 1.4 per cent a year prior. This is the first increase in the apartment vacancy rate since 2009. Although the vacancy rate inched up, it remained relatively low as demand for rental housing in Edmonton continued to be supported by increasing employment, rising wages, and elevated migration.

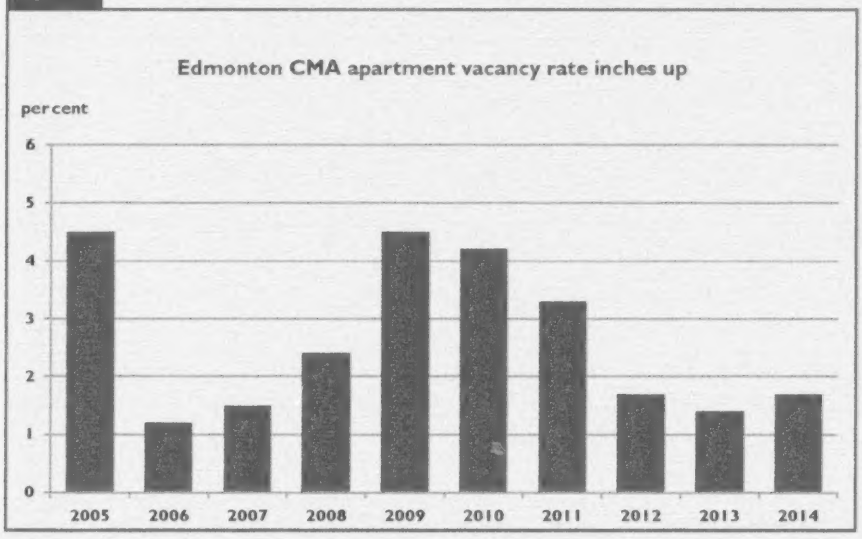
The slight uptick in the vacancy rate can be attributed to the supply of units rising faster than the demand for units. Lower levels of migration and slower employment growth in Edmonton in 2014 have eased some of the demand-side pressures in the rental market while an increase in the number of apartments in the primary rental universe have propped up supply. Overall, just over 59,000 rental units were occupied in October 2014, up from about 57,700 units in the same month of 2013.

Although the apartment vacancy rate moved slightly higher, the rate was still relatively low and resulted in an increase in rents. Same-sample rents[2] for two-bedroom apartments rose 6.1 per cent year-over-year in October 2014, following a 5.6 per cent increase in 2013. This is the highest level of same-sample rent increases since 2008. Accounting for both new and existing structures, the average rent for a two-bedroom apartment[3] was $1,227 per month in October 2014.

Apartment Vacancy Rates (%) by Major Centres

	Oct. 2013	Oct. 2014
Abbotsford-Mission	3.2	3.1
Barrie	3.0	1.6
Brantford	2.9	2.4
Calgary	1.0	1.4
Edmonton	1.4	1.7
Gatineau	5.1	6.5
Greater Sudbury	3.4	4.2
Guelph	1.9	1.2
Halifax	3.2	3.8
Hamilton	3.4	2.2
Kelowna	1.8	1.0
Kingston	2.3	1.9
Kitchener-Cambridge-Waterloo	2.9	2.3
London	3.3	2.9
Moncton	9.1	8.7
Montréal	2.8	3.4
Oshawa	2.1	1.8
Ottawa	2.9	2.6
Peterborough	4.8	2.9
Québec	2.3	3.1
Regina	1.8	3.0
Saguenay	2.8	4.2
Saint John	11.4	9.0
Saskatoon	2.7	3.4
Sherbrooke	5.3	5.4
St. Catharines-Niagara	4.1	3.6
St. John's	3.2	4.6
Thunder Bay	2.6	2.3
Toronto	1.6	1.6
Trois-Rivières	5.1	5.3
Vancouver	1.7	1.0
Victoria	2.8	1.5
Windsor	5.9	4.3
Winnipeg	2.5	2.5
Total	**2.7**	**2.8**

Figure 2



Source: CMHC, October Survey

[1] Based on privately initiated rental apartment structures of three or more units.

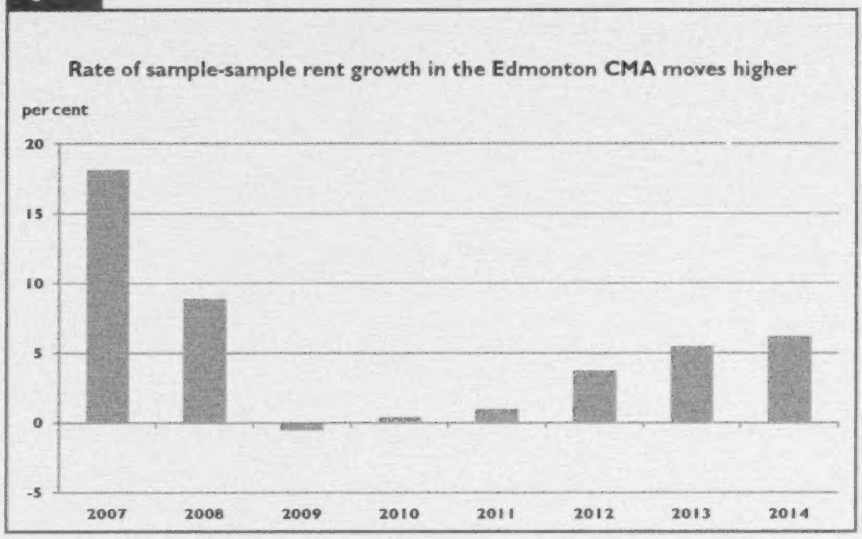
[2] When comparing year-over-year average rents, the age of the building needs to be taken into consideration because rents in newly-built structures tend to be higher than in existing buildings. By comparing rents for units that are common to both 2013 and 2014 October Rental Market Surveys, we can get a better indication of actual rent increases paid by most tenants.

[3] Rents may not include utilities such as heating and electricity.

The overall apartment availability[4] rate in the Edmonton CMA was 2.5 per cent in October 2014 unchanged from one year prior. The difference between the availability rate and the vacancy rate was 0.8 percentage points in October 2014, compared to 1.1 percentage points in the same month of 2013. A smaller differential between the availability rate and the vacancy rate would point to fewer units becoming vacant in the months ahead.

Like the vacancy rate for apartments in the primary rental market, the vacancy rate in purpose-built rental row units also increased, rising from 0.9 per cent in October 2013 to 1.7 per cent in October 2014. However, unlike the increase in the apartment vacancy rate, this increase was attributable to slightly lower demand as the number of row units in the universe remained relatively stable. Same-sample rents for all row units increased 7.6 per cent year-over-year, from 6.9 per cent a year prior. When both new and existing structures are included, rent for a two-bedroom row unit averaged $1,266 per month in October 2014.

Figure 3



Source: CMHC, October Survey

Submarket Results:

Vacancy rate increases in most areas

The apartment vacancy rate in the Edmonton CMA increased for the first time in five years in 2014, rising from 1.4 per cent in the fall of 2013 to 1.7 per cent in October 2014. Despite the small increase, the vacancy rate remained well-below the preceding 10-year average of three per cent and is indicative of strong demand for rental housing in the Edmonton CMA.

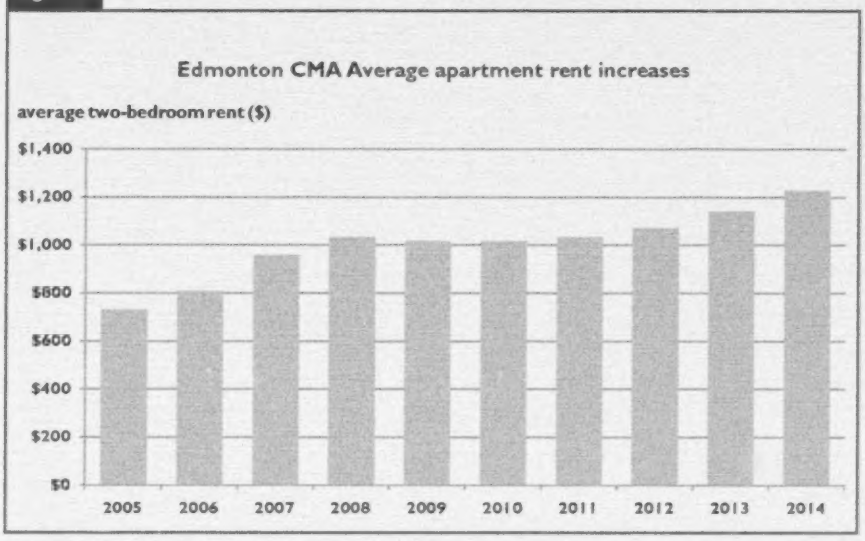
The apartment vacancy rate showed some variation across the Edmonton CMA. It ranged from 0.6 per cent in West Jasper Place and Spruce Grove to three per cent in North Central Edmonton. The vacancy rate within city boundaries was the same as the average vacancy rate in areas outside of the city limits. However, unlike the vacancy rate in the City of Edmonton, the average vacancy rate in Edmonton's outlying areas declined from 2.1 per cent in October 2013 to 1.7 per cent in October 2014.

Most areas of the Edmonton CMA posted an increase in the apartment vacancy rate. The largest increase in the vacancy rate occurred in Strathcona County, which had posted one of the lowest rates in October 2013. Most recently, the vacancy rate in Strathcona County increased from 0.3 per cent in the fall of 2013 to 1.8 per cent in October 2014. Unlike the overall trend for the Edmonton CMA, the gain in the vacancy rate in Strathcona County was not a result of an increase in the number of apartments, as the universe was unchanged from October 2013 to October 2014. Other areas with increases in the apartment vacancy rate included Southwest Edmonton, where the rate rose from 0.3 per cent in October 2013 to 1.4 per cent in the same month of 2014, and Northeast Edmonton, where the vacancy rate went from 1.8 per cent to 2.9 per cent over the same comparison. Both of these areas saw the number of apartments in their universe increase.

While the average apartment vacancy rate increased for the Edmonton CMA, there were some zones that bucked this trend. Within city limits, West Jasper Place was the only area to post a decline in the vacancy rate, where it declined from 1.1 per cent in October 2013 to 0.6 per cent in the same month of 2014. Outside of city limits, both Leduc and Fort Saskatchewan saw their vacancy rate move lower, to 1.4 per cent and 2.5 per cent, respectively.

[4] A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant.

Figure 4



Source: CMHC, October Survey

The vacancy rate showed little variation across bedroom sizes, ranging from 1.4 per cent for apartments with three or more bedrooms to 1.9 per cent for bachelor units. The increase in the vacancy rate for two-bedroom units, from 1.3 per cent to 1.7 per cent, coincided with the largest increase in the rental universe. There were 25,812 two-bedroom apartments in the primary rental market in October 2014, a 4.7 per cent increase from the same period of 2013. The vacancy rate for one-bedroom apartments was 1.8 per cent in October 2014, compared to 1.6 per cent 12 months earlier.

The relatively low vacancy rate across the Edmonton CMA led to continued growth in rents. Same-sample rents for all apartment units rose 6.2 per cent year-over-year in October 2014, up from a 5.5 per cent gain in October 2013. All zones in the Edmonton CMA where data was available posted an increase in same-sample rents, ranging from 4.3 per cent in Fort Saskatchewan to 9.2 per cent in Castledowns. This coincides with the Fort Saskatchewan vacancy rate being above the average for the CMA, while the rate in Castledowns was below the CMA average.

Accounting for both new and existing structures, the average rent for a two-bedroom apartment in the Edmonton CMA was $1,227 in October 2014. However, average rents varied across zones in Edmonton. North Central Edmonton posted the lowest average rent for a two-bedroom apartment, at $1,003 per month. This relatively lower rent coincides with a vacancy rate among the highest across zones. In contrast, two-bedroom rents in St. Albert and Downtown were among the highest in the CMA, averaging $1,355 and $1,330 monthly, respectively.

Supply and Demand:

Rental apartment universe expands

Demand for rental housing in Edmonton remained strong, supported by rising employment and elevated migration. However, the pace of employment growth in the Edmonton CMA, particularly in full-time positions has slowed in recent months, easing some of the demand pressures for rental housing. After rising over 4.5 per cent year-over-year in the first and second quarters of 2014, employment growth moved down to two per cent year-over-year in the third quarter. Job creation was concentrated in part-time employment, which accounted for 11,900 new positions. In contrast, the number of full-time positions increased by 2,900. Although the pace of expansion is slowing, overall employment is still above 2013 levels and these gains are supporting demand for rental housing in Edmonton.

Elevated migration is an additional factor that continues to support rental demand. Net migration is forecast at 31,000 for the Edmonton CMA in 2014. Although this is down from the record 38,511 in 2013, it is still well-above the preceding ten-year average. Evidence of this decline can be seen in the overall trends for Alberta. Net migration to the province totalled 45,083 in the first six months of 2014, down from 50,810 in the same period of 2013. The reduction was attributable to a significant decline in the number of non-permanent residents. Many of these migrants choose the rental market for their housing needs, thus the decline slowed the overall rate of growth of rental demand in the Edmonton CMA.

For the second consecutive year, the number of apartments in the Edmonton CMA rental market universe increased. There were 60,032 apartments in the rental universe in October 2014, three per cent higher than the 58,503 units reported in 2013. Rental construction, which had been relatively low from 2006 to 2010, has picked up in Edmonton in the past three years as the relatively

low vacancy rate has enticed builders to add new rental supply. This was particularly apparent in St. Albert, which posted one of the highest rents for a two-bedroom apartment. In this area, the number of apartments in the rental universe increased 33 per cent from 767 in October 2013 to 1,019 in October 2014, due entirely to the addition of newly constructed units.

Rental apartment starts have moved lower in 2014. In the first nine months, 974 rental apartments were started in the Edmonton CMA, down 24 per cent from the 1,287 started in the same period of 2013. Rental apartment starts have been held back in 2014 by the relatively high number of units under construction. As of September 2014, there were 2,773 rental apartments under construction, the highest number in over 30 years.

Condominium conversions in Edmonton continue to be low in 2014. Rents in Edmonton have been increasing at a faster pace than resale condominium prices in recent years, thus reducing the incentive to convert rental apartments to condominiums. Heightened competition from the resale and new condominium markets also contributed to the reduction in conversions. From October 2013 to October 2014, 190 rental apartments were converted to condominiums, a decline from 214 in the previous year and significantly lower than the preceding five year average of 470.

Secondary Rental Market Survey[5]:

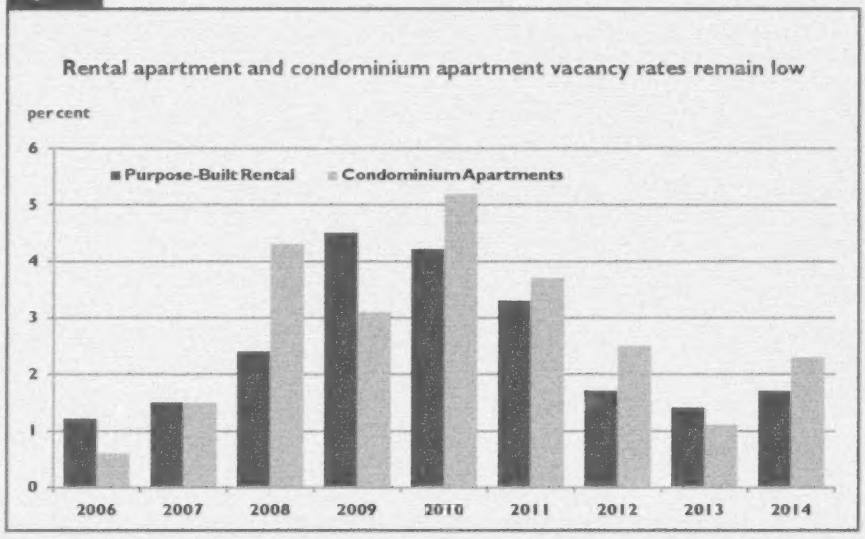
Vacancy rate at 2.3 per cent for rental condominium apartments

CMHC's Secondary Rental Market Survey collects information on rented condominium apartments, single-detached houses, double (semi-detached) houses, freehold row/town houses, duplex apartments, accessory apartments, and apartments which are part of a commercial or other type of structure containing one or two dwelling units.

The vacancy rate for rental condominium apartments was 2.3 per cent in October 2014 compared to 1.1 per cent in the same period of 2013. Despite the change, demand for rental condominium apartments remains strong and is being supported by elevated migration, employment growth, and the relatively low vacancy rate in the primary rental market. The vacancy rate for rental condominiums ranged from 1.3 per cent in Edmonton's Other Metro zone to 2.6 per cent in Suburban areas. The vacancy rate in Central Edmonton was 2.3 per cent.

The average rent for a two-bedroom condominium apartment was $1,179 in the fall of 2014 compared to $1,292 monthly one year prior. Like the traditional rental market, overall changes in rent can be influenced not only by market pressures, but also by the changing composition of the market as units enter and exit the market each year. In Central Edmonton, a two-bedroom condominium apartment rented for an average of $1,159 per month, while in Suburban areas, the rate was $1,220.

Figure 5



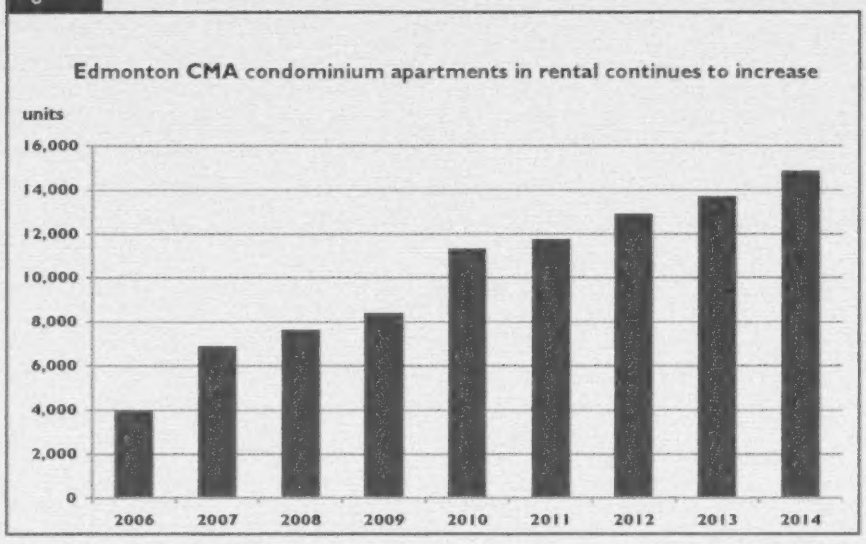
Source: CMHC, October Survey

[5] The secondary rental market represents self-contained units such as condominiums and other rental homes not surveyed in CMHC's Rental Market Survey. There are two types of Secondary Rental Market Surveys: of rented condominiums and of rent structures with less than three self contained units. The secondary surveys are conducted jointly or individually for selected centres across Canada. Readers are reminded to use caution when comparing data year-over-year in the Secondary Rental Market Survey since the type of dwellings surveyed and their characteristics vary from one year to the next. Owners of these types of dwellings can, for example, shift them in and out of the rental market. Unlike structures in the RMS, which are purpose built for rental tenure, structures in the secondary rental market can be a rental structure one year and an owner-occupied structure the next.

There were 44,352 condominium apartments in the Edmonton CMA in October 2014. Of these, 14,874 units were identified as being in the rental market. This translates into 33.5 per cent of all condominium apartments, compared to 32.2 per cent in the same month of 2013. At 38.3 per cent, Central Edmonton had the highest proportion of condominium apartments in the rental universe and by extension, accounted for the largest number of condominium apartments by sub area in the rental market. With rents rising at a faster pace than resale condominium prices in the Edmonton market over the past couple of years, many owners of condominium apartments are choosing to rent out their apartment, rather than list it for sale. This has led to an uptick in the proportion of condominium apartments in the secondary rental market in Edmonton.

CMHC's Secondary Rental Market Survey also collects information on households living in single-detached houses, semi-detached houses, row/ town home, duplex apartments, and accessory apartments, which include apartments in a residential dwelling, and those in a commercial or other structure, where there are only one or two dwelling units.

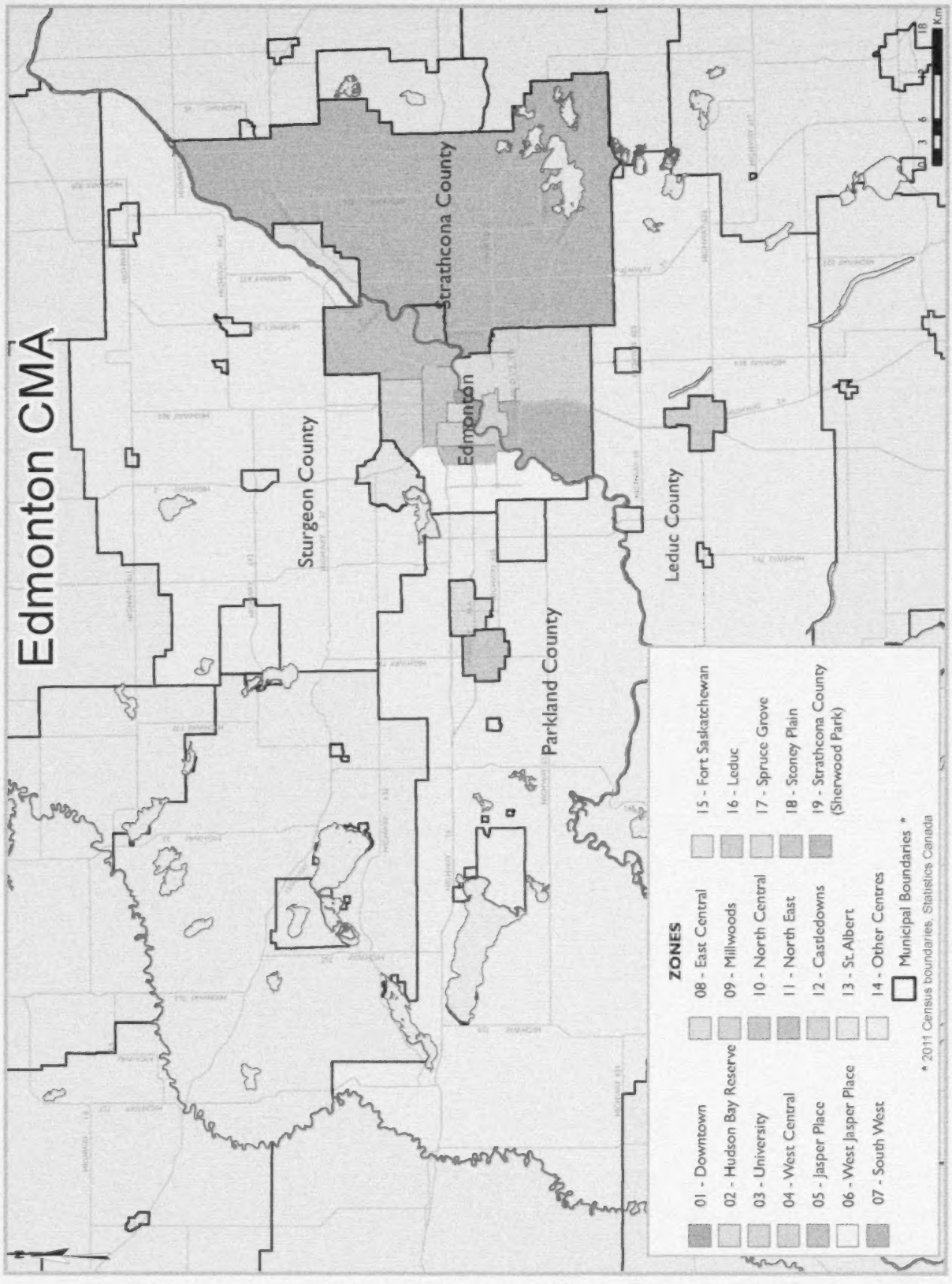
Figure 6



Source: CMHC, October Survey

Based on CMHC's survey, the number of renter households living in this segment of the secondary rental market was an estimated 58,015 in the fall of 2014, compared to 55,887 in the same period of 2013. Almost half of these households were renting single-detached homes, while about 40 per cent were renting a semi-detached, row, or duplex unit.

The average rent for a single-detached home was $1,397 per month in the fall of 2014, compared to $1,300 in the same period of 2013. Semi-detached, row, and duplex units rented at an average of $1,306 per month while other units, including accessory suites, reported an average rent of $1,169 monthly in the fall of 2014.


Edmonton CMA
Strathcona County
Edmonton
Sturgeon County
Leduc County
Parkland County
Km
ZONES
01 - Downtown
02 - Hudson Bay Reserve
03 - University
04 - West Central
05 - Jasper Place
06 - West Jasper Place
07 - South West
08 - East Central
09 - Millwoods
10 - North Central
11 - North East
12 - Castledowns
13 - St. Albert
14 - Other Centres
15 - Fort Saskatchewan
16 - Leduc
17 - Spruce Grove
18 - Stoney Plain
19 - Strathcona County (Sherwood Park)
Municipal Boundaries *
* 2011 Census boundaries. Statistics Canada

RMS ZONE DESCRIPTIONS - EDMONTON CMA	
Zone 1	**Downtown** - North: 112 Ave NW, 104 Ave NW, 107 Ave NW; East: North Saskatchewan River; West: Connaught Dr NW; South: North Saskatchewan River.
Zone 2	**Hudson Bay Reserve** - North: 118 Ave NW; East: 101 St NW, 97 St NW; West: 120 St NW; South: 105 Ave NW.
Zone 3	**University** - North: North Saskatchewan River; East: 91 St NW, 95a St NW, 97 St NW; West: North Saskatchewan River; South: 61 Ave NW, 72 Ave NW
Zone 4	**West Central** - North: Yellowhead Trail NW, East: 121 St NW, Connaught Dr NW; West: 149 St NW; South: North Saskatchewan River.
Zones 1-4	**Edmonton Core**
Zone 5	**Jasper Place** - North: Yellowhead Trail NW; East: 149 St NW; West: 170 St NW; South: Whitemud Dr NW, North Saskatchewan River.
Zone 6	**West Jasper Place** - North: 137 Ave NW, Big Lake; East: 149 St NW, 170 St NW; West: 231 St NW, Winterburn Rd; South: North Saskatchewan River.
Zones 5-6	**West**
Zone 7	**South West** - North: 72 Ave NW, 60 Ave NW; East: Gateway Blvd NW; West: North Saskatchewan River; South: 41 Ave SW.
Zone 8	**East Central** - North: North Saskatchewan River; East: 34 St NW; West: Gateway Blvd NW, 91 St NW, 95a St NW, 97 St NW; South: Whiemud Dr NW, 51 Ave NW.
Zone 9	**Millwoods** - North: Sherwood Park Fwy, Whitemud Dr NW, 51 Ave NW; East: Meridian St NW; West: Gateway Blvd NW; South: 41 Ave SW.
Zone 7-9	**South**
Zone 10	**North Central** - North: 137 Ave NW; East: 50 St NW; West: 149 St NW, 121 St NW; South: 112 Ave NW, North Saskatchewan River.
Zone 11	**North East** - North: 259 Ave NW; East: 33 St NE, North Saskatchewan River; West: 66 St NW, 50 St NW; South: North Saskatchewan River
Zone 12	**Castledown** - North: Township Road 542; East: 66 St NW; West: Vaness Rd, Arbor Cres, Mark Messier Trail; South: 137 Ave NW.
Zones 10-12	**North**
Zones 1-12	**City of Edmonton**
Zone 13	**St. Albert** - North: Township Road 544; East: Range Road 253, Bellrose Dr, Poundmaker Rd, Vaness Rd; West: Range Road 260, Range Road 260A; South: Big Lake, 137 Ave NW.
Zone 14	**Outlying Areas**
Zone 15	**Fort Saskatchewan** - North: Township Road 554; East: Range Road 220, Range Road 223, Range Road 224, West: North Saskatchewan River; South: Range Road 225.
Zone 16	**Leduc** - North: Airport Rd; East: Range Road 225; West: Range Road 254; South: Township Road 492.
Zone 17	**Spruce Grove** - North: Hwy 16; East: Range Road 271; West: Range Road 275; South: Hwy 628.
Zone 18	**Stony Plain** - North: Between Township Road 532 and Hwy 16a; East: Range Road 275; West: Allan Beach Rd; South: Between Hwy 628 and Township Road 522.
Zone 19	**Strathcona County** - North: North Saskatchewan River; East: Range Road 205, 204, 203, 210, 202; West: Range Road 220, North Saskatchewan River, 34 St NE, Meridian St NW; South: Township Rd 510.
Zone 14-19	**All Outlying Areas**
Zones 1-19	**Edmonton CMA**

CONDOMINIUM SUB AREA DESCRIPTIONS - EDMONTON CMA	
Sub Area 1	**Central** includes RMS Zone 1 (Downtown); Zone 2 (Hudson Bay Reserve); Zone 3 (University); Zone 4 (West Central); Zone 5 (Jasper Place); and Zone 10 (North Central).
Sub Area 2	**Suburban** includes RMS Zone 6 (West Jasper Place); Zone 7 (South West); Zone 8 (East Central); Zone 9 (Millwoods); Zone 11 (North East); and Zone 12 (Castledowns).
Sub Area 3	**Other Metro** includes RMS Zone 13 (St. Albert); and Zone 14 (Other Centres).
Sub Areas 1-3	**Edmonton CMA**

NOTE: Refer to RMS Zone Descriptions page for detailed zone descriptions.

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
1.1.2 Average Rents ($) by Zone and Bedroom Type
1.1.3 Number of Units in the Universe by Zone and Bedroom Type
1.1.4 Availability Rates (%) by Zone and Bedroom Type
1.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
1.2.2 Average Rents ($) by Year of Construction and Bedroom Type
1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
1.3.2 Average Rents ($) by Structure Size and Bedroom Type
1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

1.3.3 Vacancy Rates (%) by Structure Size and Zone

Private Row (Townhouse) Data:

2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
2.1.2 Average Rents ($) by Zone and Bedroom Type
2.1.3 Number of Units in the Universe by Zone and Bedroom Type
2.1.4 Availability Rates (%) by Zone and Bedroom Type
2.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type

Private Apartment and Row (Townhouse) Data:

3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
3.1.2 Average Rents ($) by Zone and Bedroom Type
3.1.3 Number of Units in the Universe by Zone and Bedroom Type
3.1.4 Availability Rates (%) by Zone and Bedroom Type
3.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type

Available in the Quebec, Montreal, Ottawa, Toronto, Winnipeg, Regina, Saskatoon, Edmonton, Calgary, Vancouver and Victoria Reports

Rental Condominium Apartment Data

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents ($) by Bedroom Type
4.1.3 Rental Condominium Apartments - Average Rents ($) by Bedroom Type
4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Condo Sub Area
4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Building Size

Available in the Montreal, Toronto, Vancouver, St. John's, Halifax, Quebec, Barrie, Ottawa, Winnipeg, Regina, Saskatoon, Calgary, Edmonton, Abbotsford, Kelowna and Victoria Reports

Secondary Rented Unit Data

5.1 Secondary Rented Unit Average Rents ($) by Dwelling Type
5.2 Estimated Number of Households in in Other Secondary Rented Units by Dwelling Type

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Edmonton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Downtown (Zone 1)	1.7 a	2.0 b	1.3 a	2.0 c	1.3 a	1.6 a	0.0 b	1.6 a	1.3 a	1.8 a
Hudson Bay Reserve (Zone 2)	3.7 c	2.8 b	3.2 c	2.8 c	1.7 a	1.7 b	**	1.4 d	2.8 a	2.4 b
University (Zone 3)	0.6 b	0.9 d	0.6 a	1.1 a	0.6 a	1.2 a	0.0 c	0.0 c	0.6 a	1.1 a
West Central (Zone 4)	2.6 a	2.6 b	2.2 a	2.4 b	0.9 a	1.2 a	3.9 a	0.0 d	1.8 a	1.9 a
Edmonton Core (Zones 1-4)	1.7 a	1.8 b	1.6 a	2.0 c	1.2 a	1.4 a	1.0 a	0.9 a	1.4 a	1.8 a
Jasper Place (Zone 5)	2.0 b	2.4 c	1.2 a	2.0 b	0.9 a	1.8 b	0.5 b	3.0 d	1.1 a	2.0 a
West Jasper Place (Zone 6)	1.2 a	0.0 d	0.8 a	0.8 a	1.4 a	0.5 a	0.3 b	0.3 b	1.1 a	0.6 a
West (Zones 5-6)	1.6 a	1.2 a	1.1 a	1.5 a	1.2 a	1.1 a	0.4 a	1.6 a	1.1 a	1.3 a
South West (Zone 7)	0.0 b	1.6 a	0.3 a	1.7 a	0.3 a	1.1 a	0.0 b	1.7 a	0.3 a	1.4 a
East Central (Zone 8)	1.9 a	4.9 d	1.5 a	0.5 a	1.5 a	2.3 a	0.0 c	0.0 c	1.5 a	1.5 a
Millwoods (Zone 9)	0.0 b	0.0 d	0.9 a	0.3 a	0.4 a	0.8 a	1.9 a	1.6 a	0.6 a	0.7 a
South (Zones 7-9)	0.7 a	2.6 a	0.7 a	1.2 a	0.5 a	1.2 a	0.3 a	1.5 a	0.6 a	1.3 a
North Central (Zone 10)	1.1 a	**	4.0 d	3.1 d	3.9 d	3.4 d	**	**	3.8 d	3.0 c
North East (Zone 11)	4.5 d	2.7 b	1.3 a	2.0 c	2.1 a	3.5 a	1.8 b	2.3 a	1.8 a	2.9 a
Castledowns (Zone 12)	**	**	1.2 a	1.1 a	1.0 a	0.9 a	0.0 b	1.4 a	1.0 a	1.0 a
North (Zones 10-12)	1.5 a	1.9 a	2.7 a	2.4 a	2.3 a	2.7 a	2.7 a	1.9 a	2.5 a	2.5 a
Edmonton City (Zones 1-12)	1.5 a	1.9 a	1.5 a	1.9 a	1.2 a	1.6 a	1.2 a	1.5 a	1.4 a	1.7 a
St. Albert (Zone 13)	-	-	1.2 a	0.0 c	1.3 a	2.8 c	0.7 a	0.0 c	1.2 a	1.8 b
Other Outlying Areas (Zone 14)	0.0 b	0.0 d	2.1 a	3.0 c	3.5 a	1.6 a	**	**	2.8 a	2.1 a
Fort Saskatchewan (Zone 15)	0.0 b	**	3.8 a	1.3 a	2.8 a	3.0 a	-	-	3.0 a	2.5 a
Leduc (Zone 16)	0.0 b	0.0 d	1.3 a	0.5 a	3.8 a	1.7 a	5.3 a	2.6 a	3.3 a	1.4 a
Spruce Grove (Zone 17)	**	**	1.1 a	0.5 a	0.7 a	0.8 a	3.8 a	0.0 d	0.9 a	0.6 a
Stony Plain (Zone 18)	**	**	1.3 a	1.5 a	1.3 a	2.3 a	2.1 a	2.1 a	1.4 a	2.1 b
Strathcona County (Zone 19)	**	**	0.0 a	0.0 a	0.4 a	2.7 a	0.0 a	0.0 a	0.3 a	1.8 a
All Outlying Areas (Zones 14-19)	0.0 b	1.6 a	1.8 a	1.1 a	2.3 a	1.9 a	2.7 a	1.4 a	2.1 a	1.7 a
Edmonton CMA	**1.5 a**	**1.9 a**	**1.6 a**	**1.8 a**	**1.3 a**	**1.7 a**	**1.2 a**	**1.4 a**	**1.4 a**	**1.7 a**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Edmonton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Downtown (Zone 1)	808	872	994	1,057	1,252	1,330	1,472	1,514	1,045	1,120
Hudson Bay Reserve (Zone 2)	676	733	814	888	1,012	1,089	1,112	1,179	874	945
University (Zone 3)	897	966	986	1,066	1,265	1,328	1,331	1,388	1,059	1,139
West Central (Zone 4)	666	713	841	910	1,011	1,087	1,205	1,278	899	973
Edmonton Core (Zones 1-4)	806	868	944	1,014	1,172	1,250	1,352	1,396	1,002	1,078
Jasper Place (Zone 5)	720	764	855	904	1,040	1,121	1,212	1,307	944	1,007
West Jasper Place (Zone 6)	831	902	1,040	1,107	1,212	1,297	1,385	1,453	1,146	1,224
West (Zones 5-6)	773	833	925	982	1,130	1,219	1,299	1,384	1,036	1,110
South West (Zone 7)	875	925	1,023	1,091	1,184	1,274	1,369	1,436	1,128	1,202
East Central (Zone 8)	783	846	861	926	1,031	1,096	1,171	1,427	946	1,015
Millwoods (Zone 9)	820	780	942	1,011	1,228	1,312	1,378	1,454	1,157	1,244
South (Zones 7-9)	842	890	973	1,042	1,171	1,258	1,352	1,439	1,100	1,178
North Central (Zone 10)	653	729	814	879	949	1,003	1,139	1,162	859	909
North East (Zone 11)	662	735	917	986	1,100	1,202	1,234	1,302	1,039	1,128
Castledowns (Zone 12)	676	678	917	1,005	1,072	1,183	1,263	1,348	1,033	1,132
North (Zones 10-12)	655	726	865	934	1,045	1,138	1,217	1,292	963	1,039
Edmonton City (Zones 1-12)	785	844	934	1,002	1,137	1,224	1,298	1,376	1,021	1,097
St. Albert (Zone 13)	-	-	953	988	1,190	1,355	1,293	1,385	1,158	1,285
Other Outlying Areas (Zone 14)	532	**	878	866	1,035	1,124	1,072	**	960	1,013
Fort Saskatchewan (Zone 15)	742	764	983	998	1,144	1,187	-	-	1,083	1,117
Leduc (Zone 16)	804	**	928	1,008	1,209	1,285	1,238	1,335	1,145	1,226
Spruce Grove (Zone 17)	**	**	940	1,029	1,162	1,224	1,227	1,272	1,093	1,151
Stony Plain (Zone 18)	**	**	854	936	1,075	1,141	1,178	1,221	1,040	1,116
Strathcona County (Zone 19)	**	**	984	1,040	1,225	1,311	1,233	1,290	1,160	1,236
All Outlying Areas (Zones 14-19)	729	772	933	986	1,157	1,224	1,200	1,264	1,090	1,150
Edmonton CMA	**784**	**843**	**934**	**1,001**	**1,141**	**1,227**	**1,292**	**1,370**	**1,028**	**1,103**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Edmonton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Downtown (Zone 1)	1,487	1,481	6,626	6,892	3,050	3,311	188	189	11,351	11,873
Hudson Bay Reserve (Zone 2)	323	321	2,591	2,592	1,398	1,404	65	67	4,377	4,384
University (Zone 3)	769	758	3,334	3,354	1,562	1,581	135	133	5,800	5,826
West Central (Zone 4)	185	186	1,435	1,445	999	1,008	49	49	2,668	2,688
Edmonton Core (Zones 1-4)	2,764	2,746	13,986	14,283	7,009	7,304	437	438	24,196	24,771
Jasper Place (Zone 5)	163	162	1,999	1,984	1,585	1,545	289	282	4,036	3,973
West Jasper Place (Zone 6)	169	168	1,209	1,218	1,693	1,825	303	323	3,374	3,534
West (Zones 5-6)	332	330	3,208	3,202	3,278	3,370	592	605	7,410	7,507
South West (Zone 7)	208	207	2,632	2,696	3,804	3,900	443	438	7,087	7,241
East Central (Zone 8)	128	130	1,021	1,019	1,021	1,016	75	74	2,245	2,239
Millwoods (Zone 9)	35	34	721	716	1,755	1,913	105	124	2,616	2,787
South (Zones 7-9)	371	371	4,374	4,431	6,580	6,829	623	636	11,948	12,267
North Central (Zone 10)	477	478	2,267	2,290	1,430	1,460	164	164	4,338	4,392
North East (Zone 11)	48	48	1,221	1,252	1,900	2,061	334	260	3,503	3,621
Castledowns (Zone 12)	48	48	769	788	1,362	1,396	232	231	2,411	2,463
North (Zones 10-12)	573	574	4,257	4,330	4,692	4,917	730	655	10,252	10,476
Edmonton City (Zones 1-12)	4,040	4,021	25,825	26,246	21,559	22,420	2,382	2,334	53,806	55,021
St. Albert (Zone 13)	0	0	167	171	463	712	137	136	767	1,019
Other Outlying Areas (Zone 14)	10	10	188	203	252	311	15	11	465	535
Fort Saskatchewan (Zone 15)	35	36	224	225	568	568	0	0	827	829
Leduc (Zone 16)	5	5	223	221	730	724	38	38	996	988
Spruce Grove (Zone 17)	9	9	278	277	577	576	26	26	890	888
Stony Plain (Zone 18)	2	2	78	78	239	239	48	48	367	367
Strathcona County (Zone 19)	4	4	97	97	262	262	22	22	385	385
All Outlying Areas (Zones 14-19)	65	66	1,088	1,101	2,628	2,680	149	145	3,930	3,992
Edmonton CMA	**4,105**	**4,087**	**27,080**	**27,518**	**24,650**	**25,812**	**2,668**	**2,615**	**58,503**	**60,032**

** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Edmonton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Downtown (Zone 1)	3.4	2.3	2.5	2.4	2.1	2.2	0.6	3.3	2.5	2.3
Hudson Bay Reserve (Zone 2)	4.5	2.8	4.0	3.8	2.1	2.2	**	1.4	3.4	3.2
University (Zone 3)	1.6	2.3	1.5	1.5	1.3	1.8	**	0.7	1.5	1.7
West Central (Zone 4)	3.1	3.2	3.1	3.0	1.3	1.4	3.9	0.0	2.4	2.3
Edmonton Core (Zones 1-4)	3.1	2.4	2.6	2.5	1.8	2.0	1.5	1.8	2.4	2.3
Jasper Place (Zone 5)	3.7	3.5	3.1	2.6	2.1	2.7	1.9	3.9	2.7	2.8
West Jasper Place (Zone 6)	2.3	0.0	1.3	2.1	2.8	2.3	1.5	2.5	2.2	2.1
West (Zones 5-6)	3.1	1.8	2.4	2.4	2.5	2.5	1.7	3.1	2.4	2.5
South West (Zone 7)	0.5	1.6	1.2	2.4	1.2	1.6	0.2	1.7	1.1	1.9
East Central (Zone 8)	2.7	5.8	2.1	0.9	2.3	3.4	**	0.0	2.3	2.3
Millwoods (Zone 9)	0.0	0.0	1.9	0.3	2.6	2.6	1.9	5.4	2.4	2.2
South (Zones 7-9)	1.3	2.9	1.5	1.8	1.7	2.1	0.9	2.3	1.6	2.0
North Central (Zone 10)	4.3	**	5.0	3.2	5.0	4.4	**	**	5.2	3.3
North East (Zone 11)	4.5	2.7	2.4	2.6	3.1	4.4	2.1	3.6	2.8	3.7
Castledowns (Zone 12)	4.9	**	2.1	1.9	2.8	2.4	1.9	3.4	2.5	2.3
North (Zones 10-12)	4.3	1.9	3.7	2.8	3.6	3.8	4.1	3.1	3.7	3.2
Edmonton City (Zones 1-12)	3.1	2.3	2.6	2.4	2.3	2.5	2.1	2.6	2.5	2.5
St. Albert (Zone 13)	-	-	1.2	1.3	2.6	6.6	0.7	0.0	2.0	4.4
Other Outlying Areas (Zone 14)	0.0	0.0	2.7	4.0	4.7	1.6	**	**	3.9	2.4
Fort Saskatchewan (Zone 15)	0.0	**	3.8	2.0	4.4	7.1	-	-	4.0	5.7
Leduc (Zone 16)	0.0	0.0	2.2	4.7	6.3	4.3	7.9	5.2	5.4	4.4
Spruce Grove (Zone 17)	**	**	1.4	0.5	1.8	1.2	3.8	0.0	1.8	0.9
Stony Plain (Zone 18)	**	**	2.6	1.5	2.5	2.3	2.1	2.1	2.5	2.1
Strathcona County (Zone 19)	**	**	5.2	1.0	0.4	3.8	0.0	0.0	1.8	2.9
All Outlying Areas (Zones 14-19)	1.5	4.7	2.7	2.3	3.8	3.8	4.2	2.0	3.5	3.3
Edmonton CMA	**3.1**	**2.3**	**2.6**	**2.4**	**2.5**	**2.7**	**2.2**	**2.4**	**2.5**	**2.5**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type Edmonton CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14
Downtown (Zone 1)	5.9	4.7	5.0	5.1	4.1	4.9	5.1	1.8	4.8	4.9
Hudson Bay Reserve (Zone 2)	5.0	7.7	4.8	7.5	4.4	6.8	++	4.9	4.4	7.4
University (Zone 3)	7.6	7.6	6.3	5.4	6.4	4.1	7.4	5.0	6.2	5.6
West Central (Zone 4)	3.8	6.3	3.9	7.7	4.6	6.5	5.3	5.7	4.0	7.1
Edmonton Core (Zones 1-4)	6.0	6.1	5.1	5.9	4.8	5.2	5.3	3.6	5.0	5.8
Jasper Place (Zone 5)	5.5	6.9	5.7	6.5	6.4	7.4	5.5	7.1	6.0	6.6
West Jasper Place (Zone 6)	8.2	6.9	6.4	6.4	6.1	5.7	6.1	4.6	6.3	6.1
West (Zones 5-6)	6.7	6.9	6.0	6.4	6.3	6.6	5.8	5.9	6.1	6.4
South West (Zone 7)	5.7	5.9	6.7	6.3	6.6	7.1	7.4	5.7	6.7	6.6
East Central (Zone 8)	5.1	7.4	3.4	7.1	3.5	6.2	++	**	3.6	6.6
Millwoods (Zone 9)	**	2.1	7.2	7.5	8.0	6.1	6.6	5.0	7.3	5.9
South (Zones 7-9)	5.7	6.0	6.1	6.6	6.3	6.7	6.6	5.3	6.2	6.5
North Central (Zone 10)	3.1	7.7	4.3	6.3	4.9	6.8	8.9	5.5	4.8	6.2
North East (Zone 11)	1.1	10.8	5.1	7.5	7.7	7.1	5.9	6.0	6.3	6.9
Castledowns (Zone 12)	5.4	**	6.8	9.2	6.9	9.5	5.5	7.3	6.7	9.2
North (Zones 10-12)	3.2	7.3	5.2	7.5	6.4	7.7	6.4	6.3	5.8	7.3
Edmonton City (Zones 1-12)	5.7	6.3	5.5	6.4	5.7	6.2	6.0	5.1	5.6	6.3
St. Albert (Zone 13)	-	-	4.2	4.0	3.4	5.4	4.6	5.7	3.2	5.0
Other Outlying Areas (Zone 14)	-1.1	**	5.8	4.6	6.5	**	++	**	6.0	**
Fort Saskatchewan (Zone 15)	6.0	**	6.8	2.9	7.1	4.4	-	-	7.6	4.3
Leduc (Zone 16)	5.8	**	8.2	10.6	4.8	5.5	3.5	6.6	4.6	5.8
Spruce Grove (Zone 17)	**	**	3.9	10.3	5.0	7.3	9.3	8.1	4.7	8.3
Stony Plain (Zone 18)	**	**	8.0	6.9	6.7	5.9	10.1	4.2	7.2	4.8
Strathcona County (Zone 19)	**	**	4.3	6.6	5.5	7.0	4.3	3.8	5.1	6.5
All Outlying Areas (Zones 14-19)	4.6	6.6	6.2	7.7	5.8	5.6	6.7	6.1	5.7	5.8
Edmonton CMA	**5.7**	**6.4**	**5.5**	**6.4**	**5.6**	**6.1**	**6.0**	**5.2**	**5.5**	**6.2**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Edmonton CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Edmonton CMA										
Pre 1960	**	0.0 c	1.8 b	1.3 c	2.0 c	1.0 c	**	0.0 c	1.9 c	1.1 c
1960 - 1974	1.6 c	1.9 c	2.0 c	2.0 c	1.4 c	1.7 c	1.7 c	1.5 c	1.7 c	1.9 c
1975 - 1989	1.4 c	1.8 c	0.8 c	1.4 c	1.0 c	1.6 c	0.8 c	1.5 c	0.9 c	1.5 c
1990 - 2004	1.5 c	2.5 c	1.3 c	2.5 c	1.2 c	1.8 c	0.0 c	**	1.3 c	2.0 c
2005+	**	**	1.9 c	1.1 c	2.1 c	1.9 c	**	0.0 c	2.1 c	1.7 c
Total	1.5 c	1.9 c	1.6 c	1.8 c	1.3 c	1.7 c	1.2 c	1.4 c	1.4 c	1.7 c

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)
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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Edmonton CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Edmonton CMA										
Pre 1960	589 c	582 c	818 c	879 c	1,029 c	1,106 c	1,380 c	1,460 c	919 c	988 c
1960 - 1974	756 c	820 c	906 c	973 c	1,089 c	1,165 c	1,247 c	1,329 c	972 c	1,039 c
1975 - 1989	844 c	892 c	958 c	1,016 c	1,132 c	1,202 c	1,342 c	1,389 c	1,053 c	1,115 c
1990 - 2004	1,034 c	1,082 c	1,145 c	1,189 c	1,289 c	1,361 c	1,224 c	1,293 c	1,227 c	1,288 c
2005+	**	**	1,159 c	1,293 c	1,332 c	1,434 c	1,416 c	1,707 c	1,317 c	1,416 c
Total	784 c	843 c	934 c	1,001 c	1,141 c	1,227 c	1,292 c	1,370 c	1,028 c	1,103 c

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Edmonton CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Edmonton CMA										
3 to 5 Units	**	**	5.0 d	4.9 d	1.2 d	1.0 d	1.2 d	0.0 d	2.6 d	2.3 d
6 to 19 Units	1.4 c	2.0 c	2.9 c	2.2 c	2.2 c	1.9 b	2.5 c	0.3 b	2.5 c	2.0 b
20 to 49 Units	2.5 c	2.8 c	1.3 c	1.9 c	1.2 c	2.0 c	0.9 c	1.7 c	1.3 c	2.0 c
50 to 99 Units	1.0 c	1.6 c	1.2 c	1.4 c	1.4 c	1.4 c	0.9 c	2.3 c	1.2 c	1.4 c
100+ Units	1.1 c	0.9 c	0.5 c	1.4 c	0.6 c	1.1 c	0.0 b	1.2 c	0.6 c	1.2 c
Total	1.5 c	1.9 c	1.6 c	1.8 c	1.3 c	1.7 c	1.2 c	1.4 c	1.4 c	1.7 c

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Edmonton CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Edmonton CMA										
3 to 5 Units	**	602 d	707 b	787 b	962 b	989 b	1,095 b	**	882 b	996 b
6 to 19 Units	670 b	744 b	814 b	882 b	1,006 b	1,068 b	1,234 b	1,277 b	899 b	956 b
20 to 49 Units	717 b	767 b	880 b	942 b	1,077 b	1,154 b	1,272 b	1,337 b	974 b	1,042 b
50 to 99 Units	772 b	856 b	1,002 b	1,064 b	1,209 b	1,305 b	1,337 b	1,428 b	1,108 b	1,199 b
100+ Units	945 b	994 b	1,144 b	1,213 b	1,348 b	1,423 b	1,478 b	1,533 b	1,212 b	1,287 b
Total	784 b	843 b	934 b	1,001 b	1,141 b	1,227 b	1,292 b	1,370 b	1,028 b	1,103 b

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Edmonton CMA

Zone	3-5		6-19		20-49		50-99		100+	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Downtown (Zone 1)	**	**	1.9	1.8	1.5	2.7	1.9	2.1	0.8	1.3
Hudson Bay Reserve (Zone 2)	**	**	3.1	1.5	3.0	3.2	**	**	**	**
University (Zone 3)	**	**	1.1	1.1	0.2	1.2	0.0	0.0	0.5	1.0
West Central (Zone 4)	3.3	3.3	3.7	4.0	1.0	1.1	-	-	**	**
Edmonton Core (Zones 1-4)	0.7	**	2.2	1.8	1.6	2.2	1.5	1.8	0.7	1.2
Jasper Place (Zone 5)	0.0	0.0	1.3	1.5	1.2	2.2	0.3	2.9	**	**
West Jasper Place (Zone 6)	-	-	1.8	0.4	0.8	0.9	1.3	0.3	0.0	1.0
West (Zones 5-6)	0.0	0.0	1.6	1.1	1.1	1.9	1.0	0.9	0.2	1.1
South West (Zone 7)	**	**	0.0	**	0.3	1.6	0.4	1.3	0.2	0.8
East Central (Zone 8)	**	0.0	2.3	1.9	1.0	2.2	0.7	0.3	**	**
Millwoods (Zone 9)	**	**	1.6	0.5	0.0	0.8	0.5	0.7	**	**
South (Zones 7-9)	4.1	0.0	1.7	1.7	0.4	1.6	0.5	1.0	0.2	0.8
North Central (Zone 10)	4.0	**	4.9	3.4	1.5	2.8	**	**	-	-
North East (Zone 11)	**	**	2.0	3.7	1.8	2.4	1.8	2.6	**	**
Castledowns (Zone 12)	-	-	**	0.6	1.3	1.1	**	0.7	-	-
North (Zones 10-12)	3.4	**	4.2	3.3	1.5	2.0	1.7	1.9	**	**
Edmonton City (Zones 1-12)	2.2	1.9	2.5	2.0	1.2	2.0	1.1	1.4	0.6	1.2
St. Albert (Zone 13)	-	-	2.4	**	1.7	3.4	-	1.2	**	**
Other Outlying Areas (Zone 14)	3.2	**	2.9	2.3	2.6	2.1	-	-	-	**
Fort Saskatchewan (Zone 15)	**	**	3.3	1.3	3.3	3.5	**	**	**	**
Leduc (Zone 16)	-	-	2.8	1.2	1.4	0.8	4.9	2.1	-	-
Spruce Grove (Zone 17)	**	**	1.1	0.0	1.2	0.9	0.8	0.8	**	**
Stony Plain (Zone 18)	-	-	**	**	1.4	2.2	-	-	-	-
Strathcona County (Zone 19)	-	-	0.8	1.5	0.0	0.8	**	**	-	-
All Outlying Areas (Zones 14-19)	4.8	5.1	2.3	1.4	1.8	1.8	2.3	1.9	**	**
Edmonton CMA	**2.6**	**2.3**	**2.5**	**2.0**	**1.3**	**2.0**	**1.2**	**1.4**	**0.6**	**1.2**

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** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

1.4 Private Apartment Vacancy Rates (%)[1] by Rent Range and Bedroom Type Edmonton CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Edmonton CMA										
LT $700	1.8 b	2.0 c	3.5 c	1.2 c	0.0 c	**	**	**	2.5 b	1.7 c
$700 - $849	2.0 b	2.3 c	2.2 c	2.2 c	2.2 c	1.3 c	0.0 c	**	2.2 b	2.2 b
$850 - $999	0.8 a	1.5 b	1.7 c	2.0 c	1.7 b	1.4 c	0.0 c	0.0 d	1.6 b	1.8 b
$1000 - $1149	1.9 b	3.1 c	0.8 c	1.7 c	1.3 c	1.1 c	1.4 c	0.0 d	1.1 c	1.5 c
$1150 - $1299	3.7 c	0.0 d	0.9 c	1.8 c	1.6 c	1.8 c	0.7 c	1.6 c	1.4 c	1.8 c
$1300+	**	**	1.3 c	2.4 c	0.9 c	2.2 c	1.9 b	1.7 c	1.1 c	2.2 c
Total	1.5 b	1.9 c	1.6 c	1.8 c	1.3 c	1.7 c	1.2 c	1.4 c	1.4 c	1.7 c

[1] Vacancy rate by rent range when rents are known. For the Total, vacancy rates include all structures.

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a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Edmonton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Downtown (Zone 1)	-	-	**	**	**	**	**	**	**	**
Hudson Bay Reserve (Zone 2)	-	-	-	-	**	**	**	**	**	**
University (Zone 3)	-	-	**	-	**	**	**	**	0.0	**
West Central (Zone 4)	**	**	**	0.0	1.4	1.8	0.4	1.5	1.2	1.5
Edmonton Core (Zones 1-4)	**	**	1.9	0.0	1.2	1.8	1.2	1.5	1.4	1.5
Jasper Place (Zone 5)	-	-	**	**	**	**	**	**	0.0	6.1
West Jasper Place (Zone 6)	-	-	0.0	0.0	2.0	1.1	0.3	1.8	1.0	1.5
West (Zones 5-6)	-	-	0.0	0.0	1.8	2.0	0.2	2.4	0.8	2.2
South West (Zone 7)	-	-	-	-	0.4	1.5	0.0	0.9	0.1	1.0
East Central (Zone 8)	-	-	**	**	0.0	0.5	0.6	2.8	0.4	1.9
Millwoods (Zone 9)	-	-	**	**	0.0	0.0	0.0	0.3	0.0	0.2
South (Zones 7-9)	-	-	**	**	0.1	0.8	0.1	1.1	0.1	1.0
North Central (Zone 10)	-	-	**	6.7	2.6	4.0	1.2	2.3	1.6	3.0
North East (Zone 11)	**	**	**	**	1.9	2.5	0.6	2.0	1.0	2.1
Castledowns (Zone 12)	-	-	-	-	**	**	0.0	2.3	0.0	2.3
North (Zones 10-12)	**	**	0.0	6.3	2.2	3.2	0.6	2.2	1.0	2.4
Edmonton City (Zones 1-12)	**	**	0.8	0.9	1.3	1.9	0.4	1.8	0.7	1.8
St. Albert (Zone 13)	-	-	-	-	**	**	1.3	**	1.2	1.5
Other Outlying Areas (Zone 14)	**	**	12.5	**	1.9	2.0	7.3	11.8	5.4	5.0
Fort Saskatchewan (Zone 15)	-	-	**	**	1.5	0.0	1.9	1.5	1.8	1.2
Leduc (Zone 16)	-	-	**	**	1.2	0.0	6.1	2.3	4.3	0.8
Spruce Grove (Zone 17)	-	-	-	-	**	**	**	**	**	**
Stony Plain (Zone 18)	-	-	-	-	**	**	0.0	0.0	0.0	0.0
Strathcona County (Zone 19)	-	-	-	-	**	**	**	**	**	**
All Outlying Areas (Zones 14-19)	**	**	11.1	0.0	1.5	0.4	2.3	1.5	2.3	1.1
Edmonton CMA	**	**	**2.7**	**0.7**	**1.3**	**1.7**	**0.6**	**1.8**	**0.9**	**1.7**

The following letter codes are used to indicate the reliability of the estimates:
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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type Edmonton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Downtown (Zone 1)	-	-	**	**	**	**	**	**	**	**
Hudson Bay Reserve (Zone 2)	-	-	-	-	**	**	**	**	**	**
University (Zone 3)	-	-	**	-	**	**	**	**	**	**
West Central (Zone 4)	**	**	785	868	1,074	1,143	1,180	1,262	1,108	1,175
Edmonton Core (Zones 1-4)	**	**	845	918	1,114	1,177	1,221	1,293	1,141	1,209
Jasper Place (Zone 5)	-	-	**	**	**	**	**	**	**	**
West Jasper Place (Zone 6)	-	-	1,232	1,309	1,336	1,420	1,426	1,508	1,386	1,468
West (Zones 5-6)	-	-	1,232	1,309	1,326	1,406	1,417	1,496	1,379	1,459
South West (Zone 7)	-	-	-	-	1,231	1,271	1,389	1,440	1,352	1,398
East Central (Zone 8)	-	-	**	**	**	**	1,291	1,418	1,249	1,393
Millwoods (Zone 9)	-	-	**	**	1,186	1,270	1,305	1,441	1,256	1,388
South (Zones 7-9)	-	-	865	**	1,207	1,299	1,348	1,436	1,301	1,394
North Central (Zone 10)	-	-	754	763	1,070	1,155	1,176	1,281	1,133	1,229
North East (Zone 11)	**	**	**	**	1,137	1,266	1,203	1,325	1,182	1,306
Castledowns (Zone 12)	-	-	-	-	**	**	1,206	1,390	1,206	1,390
North (Zones 10-12)	**	**	747	765	1,106	1,214	1,196	1,331	1,171	1,299
Edmonton City (Zones 1-12)	**	**	931	997	1,193	1,281	1,289	1,394	1,253	1,353
St. Albert (Zone 13)	-	-	-	-	**	**	1,292	**	1,282	**
Other Outlying Areas (Zone 14)	**	**	869	984	965	1,045	1,323	1,338	1,067	1,118
Fort Saskatchewan (Zone 15)	-	-	**	**	1,024	1,109	1,107	1,338	1,079	1,286
Leduc (Zone 16)	-	-	**	**	1,043	1,143	1,322	1,295	1,189	1,181
Spruce Grove (Zone 17)	-	-	-	-	**	**	**	**	**	**
Stony Plain (Zone 18)	-	-	-	-	**	**	1,279	1,277	1,257	1,255
Strathcona County (Zone 19)	-	-	-	-	**	**	**	**	**	**
All Outlying Areas (Zones 14-19)	**	**	850	959	1,094	1,143	1,257	1,350	1,186	1,281
Edmonton CMA	**	**	**915**	**990**	**1,180**	**1,266**	**1,286**	**1,388**	**1,245**	**1,344**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.3 Number of Private Row (Townhouse) Units in the Universe by Zone and Bedroom Type Edmonton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Downtown (Zone 1)	0	0	9	9	1	1	14	14	24	24
Hudson Bay Reserve (Zone 2)	0	0	0	0	57	58	40	43	97	101
University (Zone 3)	0	0	3	0	5	5	7	7	15	12
West Central (Zone 4)	1	1	42	41	282	283	266	267	591	592
Edmonton Core (Zones 1-4)	1	1	54	50	345	347	327	331	727	729
Jasper Place (Zone 5)	0	0	8	8	44	44	159	160	211	212
West Jasper Place (Zone 6)	0	0	26	25	460	459	696	693	1,182	1,177
West (Zones 5-6)	0	0	34	33	504	503	855	853	1,393	1,389
South West (Zone 7)	0	0	0	0	256	274	828	806	1,084	1,080
East Central (Zone 8)	0	0	7	7	202	198	335	339	544	544
Millwoods (Zone 9)	0	0	13	13	220	219	360	393	593	625
South (Zones 7-9)	0	0	20	20	678	691	1,523	1,538	2,221	2,249
North Central (Zone 10)	0	0	17	15	278	274	515	524	810	813
North East (Zone 11)	8	8	2	1	319	315	845	847	1,174	1,171
Castledowns (Zone 12)	0	0	0	0	30	30	488	489	518	519
North (Zones 10-12)	8	8	19	16	627	619	1,848	1,860	2,502	2,503
Edmonton City (Zones 1-12)	9	9	127	119	2,154	2,160	4,553	4,582	6,843	6,870
St. Albert (Zone 13)	0	0	0	0	8	8	75	75	83	83
Other Outlying Areas (Zone 14)	1	1	16	16	53	53	29	34	99	104
Fort Saskatchewan (Zone 15)	0	0	8	8	68	68	208	267	284	343
Leduc (Zone 16)	0	0	3	3	85	85	99	43	187	131
Spruce Grove (Zone 17)	0	0	0	0	69	69	4	4	73	73
Stony Plain (Zone 18)	0	0	0	0	4	4	29	29	33	33
Strathcona County (Zone 19)	0	0	0	0	48	48	186	183	234	231
All Outlying Areas (Zones 14-19)	1	1	27	27	327	327	555	560	910	915
Edmonton CMA	**10**	**10**	**154**	**146**	**2,489**	**2,495**	**5,183**	**5,217**	**7,836**	**7,868**

** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type Edmonton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Downtown (Zone 1)	-	-	**	**	**	**	**	**	**	**
Hudson Bay Reserve (Zone 2)	-	-	-	-	**	**	**	**	**	**
University (Zone 3)	-	-	**	-	**	**	**	**	0.0	**
West Central (Zone 4)	**	**	**	0.0	1.4	2.1	0.4	3.0	1.2	2.4
Edmonton Core (Zones 1-4)	**	**	1.9	0.0	1.2	2.0	1.2	2.7	1.4	2.2
Jasper Place (Zone 5)	-	-	**	**	**	**	**	**	0.5	6.1
West Jasper Place (Zone 6)	-	-	0.0	0.0	2.4	1.7	1.8	3.7	2.0	2.8
West (Zones 5-6)	-	-	0.0	0.0	2.4	2.6	1.5	3.9	1.8	3.3
South West (Zone 7)	-	-	-	-	0.4	1.8	1.3	2.0	1.1	1.9
East Central (Zone 8)	-	-	**	**	1.0	0.5	0.6	2.8	0.7	1.9
Millwoods (Zone 9)	-	-	**	**	0.0	0.7	0.6	0.6	0.4	0.6
South (Zones 7-9)	-	-	**	**	0.4	1.1	1.0	1.8	0.8	1.6
North Central (Zone 10)	-	-	**	6.7	3.7	5.8	1.4	4.0	2.1	4.7
North East (Zone 11)	**	**	**	**	2.5	3.2	0.7	3.1	1.3	3.1
Castledowns (Zone 12)	-	-	-	-	**	**	0.8	3.3	0.8	3.3
North (Zones 10-12)	**	**	0.0	6.3	3.1	4.4	0.9	3.4	1.5	3.6
Edmonton City (Zones 1-12)	**	**	0.8	0.9	1.8	2.5	1.1	2.9	1.3	2.7
St. Albert (Zone 13)	-	-	-	-	**	**	2.7	**	2.4	1.5
Other Outlying Areas (Zone 14)	**	**	12.5	**	1.9	2.0	7.3	11.8	5.4	5.0
Fort Saskatchewan (Zone 15)	-	-	**	**	1.5	0.0	2.9	1.5	2.5	1.2
Leduc (Zone 16)	-	-	**	**	1.2	0.0	6.1	2.3	4.3	0.8
Spruce Grove (Zone 17)	-	-	-	-	**	**	**	**	**	**
Stony Plain (Zone 18)	-	-	-	-	**	**	0.0	0.0	0.0	0.0
Strathcona County (Zone 19)	-	-	-	-	**	**	**	**	**	**
All Outlying Areas (Zones 14-19)	**	**	11.1	0.0	1.8	0.4	2.6	1.5	2.6	1.1
Edmonton CMA	**	**	**2.7**	**0.7**	**1.8**	**2.3**	**1.3**	**2.7**	**1.5**	**2.5**

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Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Edmonton CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14
Downtown (Zone 1)	-	-	**	**	**	**	**	**	**	**
Hudson Bay Reserve (Zone 2)	-	-	-	-	**	**	**	**	**	**
University (Zone 3)	-	-	**	-	**	-	**	-	**	-
West Central (Zone 4)	**	**	**	5.0	6.2	7.2	3.8	7.5	5.3	7.2
Edmonton Core (Zones 1-4)	**	**	**	5.0	7.2	6.4	5.0	6.1	6.3	6.2
Jasper Place (Zone 5)	-	-	**	**	**	**	**	**	**	**
West Jasper Place (Zone 6)	-	-	6.0	10.6	6.6	6.1	6.0	5.9	6.3	6.0
West (Zones 5-6)	-	-	6.0	10.6	9.5	5.4	8.3	5.7	8.5	5.7
South West (Zone 7)	-	-	-	-	7.3	3.9	7.5	3.5	7.4	3.3
East Central (Zone 8)	-	-	**	**	**	**	3.6	10.7	3.7	11.1
Millwoods (Zone 9)	-	-	**	**	10.5	**	9.3	4.5	9.5	4.7
South (Zones 7-9)	-	-	5.6	**	7.3	7.1	7.0	5.5	7.0	5.6
North Central (Zone 10)	-	-	**	**	7.2	8.8	8.3	9.4	7.3	9.3
North East (Zone 11)	**	**	**	**	8.3	11.5	6.2	10.2	6.5	10.4
Castledowns (Zone 12)	-	-	-	-	**	**	-2.8	16.1	++	16.1
North (Zones 10-12)	**	**	**	**	7.7	9.8	5.8	10.7	5.5	10.7
Edmonton City (Zones 1-12)	**	**	6.2	8.8	7.9	7.7	6.5	7.9	6.6	7.8
St. Albert (Zone 13)	-	-	-	-	**	**	3.8	**	4.0	**
Other Outlying Areas (Zone 14)	**	**	6.4	**	4.5	8.7	++	**	6.4	**
Fort Saskatchewan (Zone 15)	-	-	**	**	8.8	8.7	10.6	11.0	10.0	10.1
Leduc (Zone 16)	-	-	**	**	6.0	**	8.8	++	7.6	**
Spruce Grove (Zone 17)	-	-	-	-	**	**	**	**	**	**
Stony Plain (Zone 18)	-	-	-	-	**	**	7.3	0.5	7.0	0.0
Strathcona County (Zone 19)	-	-	-	-	**	**	**	**	**	**
All Outlying Areas (Zones 14-19)	**	**	6.1	**	9.4	5.6	10.7	5.3	9.6	5.8
Edmonton CMA	**	**	**6.2**	**8.8**	**8.1**	**7.5**	**6.9**	**7.7**	**6.9**	**7.6**

[1] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type Edmonton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Downtown (Zone 1)	1.7 a	2.0 a	1.3 a	2.0 a	1.3 a	1.6 a	0.5 a	1.5 b	1.3 a	1.8 a
Hudson Bay Reserve (Zone 2)	3.7 a	2.8 a	3.2 a	2.8 a	1.7 a	1.7 a	4.3 d	1.7 b	2.7 a	2.4 a
University (Zone 3)	0.6 a	0.9 a	0.6 a	1.1 a	0.6 a	1.2 a	0.0 c	0.0 c	0.6 a	1.1 a
West Central (Zone 4)	3.1 a	2.6 b	2.2 a	2.4 b	1.0 a	1.3 a	0.9 a	1.3 a	1.7 a	1.8 a
Edmonton Core (Zones 1-4)	1.7 a	1.8 a	1.6 a	2.0 a	1.2 a	1.5 a	1.1 a	1.2 a	1.4 a	1.8 a
Jasper Place (Zone 5)	2.0 b	2.4 c	1.2 a	2.0 b	0.9 a	2.0 b	0.3 b	3.8 c	1.1 a	2.2 a
West Jasper Place (Zone 6)	1.2 a	0.0 a	0.8 a	0.8 a	1.5 a	0.6 a	0.3 a	1.4 a	1.0 a	0.8 a
West (Zones 5-6)	1.6 a	1.2 a	1.1 a	1.5 a	1.3 a	1.2 a	0.3 a	2.1 a	1.1 a	1.5 a
South West (Zone 7)	0.0 b	1.6 a	0.3 a	1.7 a	0.3 a	1.1 a	0.0 b	1.1 a	0.3 a	1.3 a
East Central (Zone 8)	1.9 a	4.9 d	1.5 a	0.5 a	1.2 a	2.0 a	0.5 a	2.3 a	1.3 a	1.6 a
Millwoods (Zone 9)	0.0 d	0.0 d	0.9 a	0.3 a	0.4 a	0.8 a	0.4 a	0.6 a	0.5 a	0.6 a
South (Zones 7-9)	0.7 a	2.6 a	0.7 a	1.2 a	0.5 a	1.2 a	0.2 a	1.2 a	0.5 a	1.2 a
North Central (Zone 10)	1.1 d	**	4.0 a	3.1 d	3.7 a	3.5 d	2.8 a	2.2 b	3.5 a	3.0 d
North East (Zone 11)	5.7 a	2.3 c	1.3 a	2.0 a	2.1 a	3.3 a	0.9 a	2.1 a	1.6 a	2.7 a
Castledowns (Zone 12)	**	**	1.2 a	1.1 a	1.0 a	0.9 a	0.0 c	2.0 b	0.8 a	1.2 a
North (Zones 10-12)	1.6 a	1.9 a	2.7 a	2.4 a	2.3 a	2.8 a	1.2 a	2.1 a	2.2 a	2.5 a
Edmonton City (Zones 1-12)	1.6 a	1.9 a	1.5 a	1.8 a	1.2 a	1.6 a	0.7 a	1.7 a	1.3 a	1.7 a
St. Albert (Zone 13)	-	-	1.2 a	0.0 a	1.3 a	2.8 a	0.9 a	0.6 a	1.2 a	1.7 a
Other Outlying Areas (Zone 14)	0.0 a	0.0 a	2.9 a	2.8 a	3.2 a	1.6 a	5.7 a	**	3.3 a	2.5 a
Fort Saskatchewan (Zone 15)	0.0 a	**	3.7 a	1.3 a	2.7 a	2.7 a	1.9 a	1.5 a	2.6 a	2.1 a
Leduc (Zone 16)	0.0 a	0.0 a	1.8 a	0.5 a	3.6 a	1.5 a	5.8 a	2.5 a	3.5 a	1.4 a
Spruce Grove (Zone 17)	**	**	1.1 a	0.5 a	0.9 a	0.8 a	3.3 a	0.0 c	1.0 a	0.6 a
Stony Plain (Zone 18)	**	**	1.3 a	1.5 a	1.2 a	2.3 a	1.3 a	1.4 a	1.3 a	1.9 a
Strathcona County (Zone 19)	**	**	0.0 a	0.0 a	0.3 a	2.3 a	0.0 c	**	0.2 a	1.1 a
All Outlying Areas (Zones 14-19)	0.0 a	1.5 a	2.0 a	1.1 a	2.2 a	1.8 a	2.4 a	1.4 a	2.2 a	1.6 a
Edmonton CMA	**1.6**	**1.8**	**1.6**	**1.8**	**1.3**	**1.7**	**0.8**	**1.6**	**1.4**	**1.7**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Zone and Bedroom Type Edmonton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Downtown (Zone 1)	808	872	994	1,057	1,252	1,330	1,471	1,512	1,045	1,121
Hudson Bay Reserve (Zone 2)	676	733	814	888	1,024	1,099	1,247	1,270	885	955
University (Zone 3)	897	966	985	1,066	1,265	1,328	1,331	1,388	1,059	1,139
West Central (Zone 4)	667	714	840	909	1,025	1,099	1,185	1,264	936	1,011
Edmonton Core (Zones 1-4)	806	868	944	1,014	1,170	1,247	1,293	1,354	1,006	1,082
Jasper Place (Zone 5)	720	764	855	904	1,045	1,126	1,273	1,360	964	1,027
West Jasper Place (Zone 6)	831	902	1,044	1,111	1,239	1,322	1,414	1,492	1,208	1,285
West (Zones 5-6)	773	833	927	984	1,157	1,244	1,369	1,451	1,090	1,165
South West (Zone 7)	875	925	1,023	1,091	1,187	1,274	1,382	1,439	1,157	1,228
East Central (Zone 8)	783	846	860	926	1,058	1,140	1,272	1,419	1,006	1,089
Millwoods (Zone 9)	820	780	942	1,011	1,223	1,308	1,322	1,444	1,176	1,270
South (Zones 7-9)	842	890	973	1,042	1,175	1,262	1,349	1,437	1,132	1,211
North Central (Zone 10)	653	729	813	879	967	1,027	1,166	1,259	902	959
North East (Zone 11)	689	759	917	986	1,106	1,210	1,211	1,319	1,075	1,171
Castledowns (Zone 12)	676	678	917	1,005	1,072	1,183	1,223	1,378	1,063	1,177
North (Zones 10-12)	658	728	865	934	1,051	1,146	1,202	1,322	1,004	1,089
Edmonton City (Zones 1-12)	785	844	934	1,002	1,142	1,229	1,292	1,389	1,047	1,126
St. Albert (Zone 13)	-	-	953	988	1,190	1,352	1,292	1,366	1,167	1,286
Other Outlying Areas (Zone 14)	533	622	877	874	1,023	1,112	1,258	1,306	980	1,031
Fort Saskatchewan (Zone 15)	742	764	978	996	1,131	1,178	1,107	1,338	1,082	1,167
Leduc (Zone 16)	804	**	926	1,007	1,192	1,271	1,299	1,316	1,152	1,221
Spruce Grove (Zone 17)	**	**	940	1,029	1,164	1,224	1,223	1,342	1,100	1,168
Stony Plain (Zone 18)	**	**	854	936	1,076	1,141	1,216	1,240	1,058	1,129
Strathcona County (Zone 19)	**	**	984	1,040	1,237	1,310	1,361	1,369	1,236	1,284
All Outlying Areas (Zones 14-19)	726	768	931	985	1,150	1,217	1,245	1,333	1,108	1,175
Edmonton CMA	**784**	**843**	**934**	**1,001**	**1,144**	**1,230**	**1,288**	**1,383**	**1,053**	**1,131**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units in the Universe by Zone and Bedroom Type Edmonton CMA										
Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Downtown (Zone 1)	1,487	1,481	6,635	6,901	3,051	3,312	202	203	11,375	11,897
Hudson Bay Reserve (Zone 2)	323	321	2,591	2,592	1,455	1,462	105	110	4,474	4,485
University (Zone 3)	769	758	3,337	3,354	1,567	1,586	142	140	5,815	5,838
West Central (Zone 4)	186	187	1,477	1,486	1,281	1,291	315	316	3,259	3,280
Edmonton Core (Zones 1-4)	2,765	2,747	14,040	14,333	7,354	7,651	764	769	24,923	25,500
Jasper Place (Zone 5)	163	162	2,007	1,992	1,629	1,589	448	442	4,247	4,185
West Jasper Place (Zone 6)	169	168	1,235	1,243	2,153	2,284	999	1,016	4,556	4,711
West (Zones 5-6)	332	330	3,242	3,235	3,782	3,873	1,447	1,458	8,803	8,896
South West (Zone 7)	208	207	2,632	2,696	4,060	4,174	1,271	1,244	8,171	8,321
East Central (Zone 8)	128	130	1,028	1,026	1,223	1,214	410	413	2,789	2,783
Millwoods (Zone 9)	35	34	734	729	1,975	2,132	465	517	3,209	3,412
South (Zones 7-9)	371	371	4,394	4,451	7,258	7,520	2,146	2,174	14,169	14,516
North Central (Zone 10)	477	478	2,284	2,305	1,708	1,734	679	688	5,148	5,205
North East (Zone 11)	56	56	1,223	1,253	2,219	2,376	1,179	1,107	4,677	4,792
Castledowns (Zone 12)	48	48	769	788	1,392	1,426	720	720	2,929	2,982
North (Zones 10-12)	581	582	4,276	4,346	5,319	5,536	2,578	2,515	12,754	12,979
Edmonton City (Zones 1-12)	4,049	4,030	25,952	26,365	23,713	24,580	6,935	6,916	60,649	61,891
St. Albert (Zone 13)	0	0	167	171	471	720	212	211	850	1,102
Other Outlying Areas (Zone 14)	11	11	204	219	305	364	44	45	564	639
Fort Saskatchewan (Zone 15)	35	36	232	233	636	636	208	267	1,111	1,172
Leduc (Zone 16)	5	5	226	224	815	809	137	81	1,183	1,119
Spruce Grove (Zone 17)	9	9	278	277	646	645	30	30	963	961
Stony Plain (Zone 18)	2	2	78	78	243	243	77	77	400	400
Strathcona County (Zone 19)	4	4	97	97	310	310	208	205	619	616
All Outlying Areas (Zones 14-19)	66	67	1,115	1,128	2,955	3,007	704	705	4,840	4,907
Edmonton CMA	**4,115**	**4,097**	**27,234**	**27,664**	**27,139**	**28,307**	**7,851**	**7,832**	**66,339**	**67,900**

** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type Edmonton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Downtown (Zone 1)	3.4	2.3	2.5	2.4	2.1	2.2	1.0	3.0	2.5	2.3
Hudson Bay Reserve (Zone 2)	4.5	2.8	4.0	3.8	2.0	2.1	4.3	1.7	3.4	3.1
University (Zone 3)	1.6	2.3	1.5	1.5	1.3	1.8	**	0.6	1.5	1.7
West Central (Zone 4)	3.6	3.2	3.1	2.9	1.3	1.5	0.9	2.6	2.2	2.4
Edmonton Core (Zones 1-4)	3.1	2.4	2.6	2.5	1.8	2.0	1.4	2.2	2.4	2.3
Jasper Place (Zone 5)	3.7	3.5	3.1	2.6	2.1	3.0	1.2	4.3	2.6	3.0
West Jasper Place (Zone 6)	2.3	0.0	1.3	2.0	2.7	2.2	1.7	3.3	2.1	2.3
West (Zones 5-6)	3.1	1.8	2.4	2.4	2.5	2.5	1.6	3.6	2.3	2.6
South West (Zone 7)	0.5	1.6	1.2	2.4	1.1	1.6	0.9	1.9	1.1	1.9
East Central (Zone 8)	2.7	5.8	2.1	0.9	2.1	2.9	1.1	2.3	2.0	2.2
Millwoods (Zone 9)	0.0	0.0	1.9	0.3	2.3	2.5	0.9	1.7	2.0	1.9
South (Zones 7-9)	1.3	2.9	1.5	1.8	1.6	2.1	1.0	1.9	1.5	2.0
North Central (Zone 10)	4.3	**	5.0	3.2	4.8	4.6	3.6	3.5	4.7	3.6
North East (Zone 11)	5.7	2.3	2.4	2.6	3.0	4.2	1.1	3.2	2.4	3.6
Castledowns (Zone 12)	4.9	**	2.1	1.9	2.8	2.4	1.1	3.3	2.2	2.5
North (Zones 10-12)	4.5	1.9	3.7	2.8	3.6	3.9	1.8	3.3	3.3	3.3
Edmonton City (Zones 1-12)	3.1	2.3	2.6	2.4	2.2	2.5	1.4	2.8	2.4	2.5
St. Albert (Zone 13)	-	-	1.2	1.3	2.5	6.5	1.4	0.6	2.0	4.2
Other Outlying Areas (Zone 14)	0.0	0.0	3.4	3.7	4.2	1.6	7.8	**	4.2	2.9
Fort Saskatchewan (Zone 15)	0.0	**	3.7	1.9	4.1	6.3	2.9	1.5	3.6	4.4
Leduc (Zone 16)	0.0	0.0	2.7	4.7	5.8	3.8	6.6	3.7	5.2	4.0
Spruce Grove (Zone 17)	**	**	1.4	0.5	2.1	1.2	3.3	0.0	1.9	0.8
Stony Plain (Zone 18)	**	**	2.6	1.5	2.5	2.3	1.3	1.4	2.3	1.9
Strathcona County (Zone 19)	**	**	5.2	1.0	0.3	3.2	0.0	**	1.1	1.8
All Outlying Areas (Zones 14-19)	1.5	4.6	2.9	2.3	3.6	3.5	3.0	1.6	3.3	2.9
Edmonton CMA	**3.1**	**2.3**	**2.6**	**2.4**	**2.4**	**2.7**	**1.6**	**2.6**	**2.4**	**2.5**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Edmonton CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14
Downtown (Zone 1)	5.9 a	4.7 b	5.0 a	5.1 b	4.1 b	4.9 b	5.1 b	1.8 c	4.8 a	4.9 b
Hudson Bay Reserve (Zone 2)	5.0 c	7.7 b	4.8 c	7.5 b	4.7 c	6.6 b	2.4 d	4.4 c	4.6 c	7.2 b
University (Zone 3)	7.6 b	7.6 b	6.3 b	5.4 b	6.4 b	4.1 b	7.4 b	5.0 b	6.2 b	5.6 b
West Central (Zone 4)	4.6 d	6.4 c	4.0 d	7.6 b	4.9 c	6.7 b	4.4 b	6.7 b	4.2 d	7.2 b
Edmonton Core (Zones 1-4)	6.1 b	6.1 b	5.1 b	5.9 b	4.9 b	5.3 b	5.3 b	3.9 b	5.0 b	5.8 b
Jasper Place (Zone 5)	5.5 c	6.9 c	5.7 b	6.5 b	7.4 b	7.0 b	7.3 c	6.7 b	6.8 b	6.5 b
West Jasper Place (Zone 6)	8.2 b	6.9 c	6.4 b	6.8 b	6.2 b	5.8 b	6.0 b	5.2 b	6.3 b	6.1 b
West (Zones 5-6)	6.7 b	6.9 b	6.0 b	6.6 b	6.8 b	6.4 b	6.6 b	5.9 b	6.5 b	6.3 b
South West (Zone 7)	5.7 c	5.9 c	6.7 c	6.3 c	6.7 c	6.8 c	7.4 c	5.0 c	6.8 c	6.1 c
East Central (Zone 8)	5.1 b	7.4 b	3.4 b	7.1 b	3.7 b	7.7 b	**	**	3.6 b	7.5 b
Millwoods (Zone 9)	**	2.1 d	7.1 c	7.5 c	8.5 c	5.8 c	8.0 c	4.8 c	7.8 c	5.7 c
South (Zones 7-9)	5.7 b	6.0 b	6.1 b	6.6 b	6.4 b	6.8 b	6.8 b	5.4 b	6.3 b	6.3 b
North Central (Zone 10)	3.1 d	7.7 c	4.3 d	6.2 c	5.6 c	7.4 c	8.5 c	8.2 c	5.6 c	7.2 c
North East (Zone 11)	1.4 d	10.0 c	5.1 c	7.5 c	7.8 c	8.1 c	6.0 c	7.7 c	6.4 c	7.9 c
Castledowns (Zone 12)	5.4 c	**	6.8 c	9.2 c	6.9 c	9.5 c	3.2 d	9.6 c	4.9 c	10.4 c
North (Zones 10-12)	3.1 d	7.3 c	5.2 c	7.4 c	6.7 c	8.2 c	6.1 c	8.4 c	5.7 c	8.2 c
Edmonton City (Zones 1-12)	5.7 b	6.3 b	5.5 b	6.4 b	5.9 b	6.4 b	6.2 b	6.0 b	5.7 b	6.5 b
St. Albert (Zone 13)	-	-	4.2 d	4.0 d	3.4 d	5.2 d	4.4 d	5.3 d	3.3 d	4.8 d
Other Outlying Areas (Zone 14)	-1.0 d	**	5.9 c	5.0 c	6.2 c	4.0 c	**	**	6.1 c	3.9 c
Fort Saskatchewan (Zone 15)	6.0 c	**	6.7 c	3.0 d	7.5 c	5.5 c	10.6 c	11.0 c	8.3 c	5.8 c
Leduc (Zone 16)	5.8 c	**	8.2 c	10.6 c	4.9 c	5.7 c	5.4 c	4.6 c	5.1 c	6.0 c
Spruce Grove (Zone 17)	**	**	3.9 d	10.3 c	5.2 c	7.3 c	9.0 c	8.3 c	5.0 c	8.4 c
Stony Plain (Zone 18)	**	**	8.0 c	6.9 c	6.7 c	5.7 c	9.7 c	3.6 c	7.2 c	4.3 c
Strathcona County (Zone 19)	**	**	4.3 c	6.6 c	9.1 c	4.3 c	10.8 c	1.1 d	8.2 c	4.1 c
All Outlying Areas (Zones 14-19)	4.6 c	6.6 c	6.2 c	7.7 c	6.4 c	5.6 c	8.8 c	5.7 c	6.5 c	5.8 c
Edmonton CMA	**5.7 b**	**6.4 b**	**5.5 b**	**6.5 b**	**5.9 b**	**6.3 b**	**6.3 b**	**6.0 b**	**5.7 b**	**6.4 b**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS[1] Vacancy Rates (%) Edmonton CMA - October 2014

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-13	Oct-14	Oct-13	Oct-14
Central	1.9 a	2.3 a	1.7 a	2.0 a
Suburban	0.2 b	2.6 c	0.9 a	1.4 a
Other Metro	0.6 b	1.3 c	2.0 a	1.7 a
Edmonton CMA	**1.1 a**	**2.3 a**	**1.4 a**	**1.7 a**

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.2 Rental Condominium Apartments and Private Apartments in the RMS[1] Average Rents ($) by Bedroom Type Edmonton CMA - October 2014

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]
Central	**	839 c	1,092 c	986 c	1,159 c	1,198 c	**	1,336 c
Suburban	**	867 c	1,071 c	1,039 c	1,220 b	1,246 c	**	1,401 c
Other Metro	**	772 c	**	986 c	**	1,248 c	**	1,318 c
Edmonton CMA	**	**843 c**	**1,085 c**	**1,001 c**	**1,179 b**	**1,227 c**	**	**1,370 c**

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.3 Rental Condominium Apartments - Average Rents ($) by Bedroom Type Edmonton CMA - October 2014

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Central	**	**	968 b	1,092 a	1,244 a	1,159 a	**	**	1,094 b	1,142 b
Suburban	**	**	971 d	1,071 a	**	1,220 b	**	**	1,198 a	1,188 b
Other Metro	**	**	**	**	1,357 c	**	**	**	1,272 c	**
Edmonton CMA	**	**	**970 b**	**1,085 a**	**1,292 a**	**1,179 a**	**	**	**1,146 b**	**1,158 b**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.2.1 Rental Condominium Apartments and Private Apartments in the RMS[1] Total Vacancy Rates (%) By Building Size Edmonton CMA - October 2014

Size	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-13	Oct-14	Oct-13	Oct-14
Edmonton CMA				
3 to 24 Units	1.3 d	3.9 d	2.1 a	2.1 a
25 to 49 Units	**	2.5 d	1.2 a	1.9 a
50 to 74 Units	**	**	1.5 a	1.2 a
75 to 99 Units	1.4 b	0.2 b	1.0 b	1.8 a
100+ Units	0.3 b	1.3 d	0.6 b	1.2 a
Total	1.1 a	2.3 d	1.4 a	1.7 a

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments
Edmonton CMA - October 2014

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Central	20,332	20,690	7,622 a	7,931 a	37.5 a	38.3 a	1.9 c	2.3 b
Suburban	17,829	19,114	4,785 d	5,775 a	26.8 d	30.2 a	0.2 d	2.6 c
Other Metro	4,291	4,548	1,285 d	**	29.9 d	**	0.6 b	1.3 d
Edmonton CMA	**42,452**	**44,352**	**13,670** a	**14,874** a	**32.2** a	**33.5** a	**1.1** a	**2.3** b

[1]Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments By Building Size
Edmonton CMA - October 2014

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Edmonton CMA								
3 to 24 Units	3,275	3,336	1,382 a	1,642 a	42.2 a	49.2 a	1.3 d	3.9 c
25 to 49 Units	5,568	5,587	**	**	**	**	**	2.5 c
50 to 74 Units	6,146	6,215	**	**	**	**	**	**
75 to 99 Units	5,335	5,487	1,457 d	**	27.3 d	**	1.4 d	0.2 b
100+ Units	22,128	23,727	6,881 a	7,415 a	31.1 a	31.3 a	0.3 b	1.3 d
Total	42,452	44,352	13,670 a	14,874 a	32.2 a	33.5 a	1.1 a	2.3 b

[1]Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

5.1 Other Secondary Rented Unit[1] Average Rents ($) by Dwelling Type
Edmonton CMA - October 2014

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Edmonton CMA										
Single Detached	**	**	**	1,109	1,097	1,089	1,392	1,500	1,300	1,397
Semi detached, Row and Duplex	**	**	**	**	1,058	1,243	**	1,329	**	1,306
Other-Primarily Accessory Suites	**	**	**	833	**	1,236	**	1,482	971	1,169
Total	**	**	**	948	1,049	1,186	1,416	1,418	1,281	1,326

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

5.2 Estimated Number of Households in Other Secondary Rented Units[1] by Dwelling Type
Edmonton CMA - October 2014

	Estimated Number of Households in Other Secondary Rented Units[1]	
	Oct-13	Oct-14
Edmonton CMA		
Single Detached	26,281	27,219
Semi detached, Row and Duplex	24,048	22,815
Other-Primarily Accessory Suites	5,558	7,982
Total	55,887	58,015

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data for all sampled structures.
The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC is constantly reviewing the Universe of rental structures in the rental market Universe to ensure that it is as complete as possible. Every year, any newly completed rental structures with at least 3 rental units are added to the Universe. In addition to this, CMHC undertakes comprehensive reviews by comparing the Universe listing to other sources of data to ensure that the list of structures is as complete as possible.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports (fall survey only). The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

Use caution when comparing changes in statistics from one year to the next. Even if there is a year over year change, it is not necessarily a statistically significant change. These tables include indicators to help interpret changes. ↑ indicates the year-over-year change is a statistically significant increase, ↓ indicates the year-over-year change is a statistically significant decrease, while – indicates that the effective sample does not allow one to interpret any year-over-year change as being statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS – rented single-detached homes, semi-detached (double) homes, rented freehold row/townhomes, rented duplex apartments (i.e., one-above-other), rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type), rented condominiums (can be any dwelling type but are primarily apartments), and one or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. Rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Winnipeg, Toronto, Ottawa, Montréal and Québec (NOTE: Condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montreal, Ottawa, Quebec, St. John's, Toronto, Winnipeg, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

Every year CMHC reviews the method of estimation for Household Rent Survey, which may result in some changes to previously published estimates. All statistics in this report are reflective of the new method of estimation.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

Data presented is based on Statistics Canada's 2011 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

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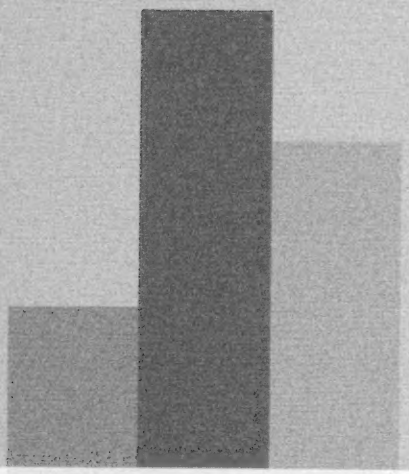

FREE REPORTS AVAILABLE ON-LINE

- Canadian Housing Statistics
- Condominium Owners Report
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Northern Housing Outlook Report
- Preliminary Housing Start Data
- Rental Market Provincial Highlight Reports
- Rental Market Reports, Major Centres
- Rental Market Statistics
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